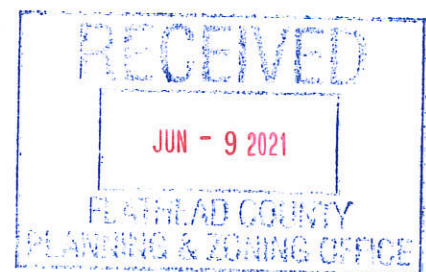


Mary Fisher

From: Chris Holdhusen <choldhusen@yahoo.com>
Sent: Wednesday, June 9, 2021 8:58 AM
To: Planning.Zoning
Subject: North Fork

I have read the proposed text amendments and request that you accept the Revised North Fork Zoning Regulations as propose by the LUAC. My name is Chris Holdhusen, landowner at address 9345 North Fork Road.

Sent from my iPad



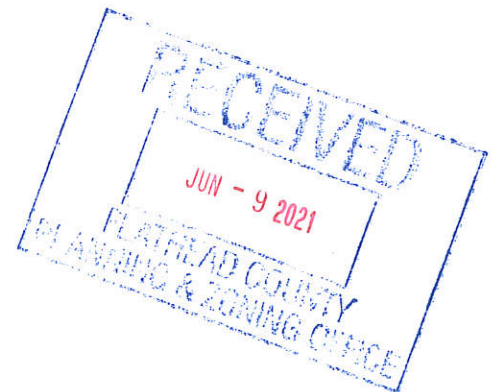
Mary Fisher

From: Kevin OBryan <kvnobryan@gmail.com>
Sent: Tuesday, June 8, 2021 5:43 PM
To: Planning.Zoning
Subject: Northfork Zoning

Dear Planning Commision:

I have recently read over the Revised Northfork Zoning regulations and support them. It is my wish that you approve them.

Thank you,
Kevin O'Bryan
13875 Northfork Road



Mary Fisher

From: Kate Christy <kate.ann.christy@gmail.com>
Sent: Tuesday, June 8, 2021 10:55 PM
To: Planning.Zoning
Subject: North Fork Zoning Regulations Amendment

Hello,

My family has owned property on the North Fork since the 1970's and I've been spending summers or portions of summers there since I was an infant.

I've read the proposed amendment and attended a Zoom public review meeting in the process and my family and I support the changes proposed by the North Fork LUAC for the North Fork Zoning Regulations.

Sincerely,

Katherine Gidlewski Christy

- 17451 Beaver Blvd
- Polebridge, MT 59928



Mary Fisher

From: Christine Weldon Hughes <cweldon_@msn.com>
Sent: Tuesday, June 8, 2021 4:46 PM
To: Planning.Zoning
Subject: Text Amendments/Revised North Fork Zoning Regulations-Letter of Support- Aaron and Christine Hughes

Planning Board:

Greetings, as a property owners (Aaron and Christine Hughes) in the North Fork at both 765 and 781 Trail Creek Road, Polebridge, MT, we are in support of the proposed text amendments as proposed by the NFLUAC.

The amendments support the wishes of the North Fork community in keeping the area unique and preserved to the extent possible. Please vote FOR the proposed amendments.

Thank you,
Aaron and Christine Hughes



Mary Fisher

From: Murphree, Emily <murphres@miamioh.edu>
Sent: Tuesday, June 8, 2021 4:32 PM
To: Planning.Zoning
Subject: North Fork proposals

Dear Planning Board Members:

I have read and support the proposed amendments submitted to you by the North Fork Land Use Advisory Committee. I urge you to adopt these reasonable updates to the North Fork Zoning Regulations.

Sincerely yours,

Emily Murphree
13875 North Fork Rd
Polebridge, MT 59928



Mary Fisher

From: Don Burgard <burgie-sub@hughes.net>
Sent: Tuesday, June 8, 2021 2:36 PM
To: Planning.Zoning
Subject: North Fork Zoning

I am a North Fork property owner and annually spend 6 summer months residing on the property. I have read and considered the recent proposed text amendments to the North Fork Zoning Regulations and agree with the proposals in the documents.

Don J. Burgard
burgie-sub@hughes.net



Mary Fisher

From: Kelley Bruns, PMP, CBAP, CSM <kellybruns@yahoo.com>
Sent: Tuesday, June 8, 2021 2:25 PM
To: Planning.Zoning
Cc: Chad Bruns
Subject: NFLUAC Text Amendment

Dear Flathead County Planning Board,

We are writing to you regarding the NFLUAC Text Amendment to let you know we have read the proposed changes.

We give overall support of the text amendments, except for the portions related to noise and dark skies. We would like for this portion of the text amendment to be in an updated North Fork Neighborhood Plan and not in the Flathead County Zoning Regulations for the North Fork.

Most of the residents and landowners in the North Fork are neighborly and reasonable people, but like anywhere, there are a few who are nuisances. We happen to live next door to a couple who will find any excuse to make false accusations against residents and landowners along Deep Woods Trail. By allowing the noise and dark skies text amendment to be included, Flathead County will more than likely receive ongoing complaints anytime someone (who lives by or near a nuisance neighbor) uses a generator, log splitter, skid loader, lawnmower, turns on an outside light, etc.

Each time you receive a complaint (whether a founded complaint or not), that complaint will have to be investigated. Founded complaints, we understand, but our neighbor incessantly files unfounded complaints that waste taxpayer's money and the county's time. We and others have spent considerable time and money defending ourselves against this neighbor's unsubstantiated complaints. Our concern is that including the noise and dark skies text amendments will create the opportunity for baseless complaints and false accusations.

When we expressed these concerns at the monthly meetings, we were told not to worry since what we would be doing wouldn't be ongoing and we would be working during normal hours of operation. However, the Flathead County Sheriff's department had to defend us to these nuisance neighbors regarding what normal hours of operation mean and the definition of ongoing noise when we were constructing an outbuilding in August 2020.

Therefore, we approve of all the other text amendments and ask the Flathead County Planning Board to strike the text amendments related to noise and dark skies. Please advise the NFLUAC to consider adding these text amendments in an updated North Fork Neighborhood Plan.

Sincerely,

Chad & Kelley Bruns



720 Deep Woods Trail

Polebridge, MT 59928



Mary Fisher

From: Larry Barrow <boltmanmt@gmail.com>
Sent: Tuesday, June 8, 2021 6:14 AM
To: Planning.Zoning
Subject: NF zoning

I support the revised North Fork zoning regulations as proposed by the LUAC

Larry Barrow
235 Skyline Drive
Polebridge

Thank you

Sent from my iPhone



Mary Fisher

From: dbcoolidge@bresnan.net
Sent: Tuesday, June 8, 2021 10:36 AM
To: Planning.Zoning
Subject: Text Amendment to the North Fork Zoning Regulations

Planning Board: I, Del Coolidge, unequivocally offer 100% approval and support of the Text Amendment to the North Fork Zoning Regulations to be considered at your meeting on 9 June.

I have owned land in the North Fork near Polebridge for over 50 years and have been a visitor or part-time resident every year for over 70 years. Our personal property is now protected by a Conservation Easement as we try to retain the remaining aspects of environmental conditions.

I have listened to the NFLUC for several hours as my fellow landowners and neighbors have discussed, dissected, and debated this Text Amendment. They have done an admirable job and I have nothing to add and suggest no changes. It is a very satisfactory document.

Please forward it to the Flathead County Commissioners with a strong, 100% recommendation that the Text Amendment be adopted and added to our North Fork Zoning Regulations. Thank you.

Respectfully, Del B. Coolidge



Mary Fisher

From: Linda Coolidge <lcoolidge@bresnan.net>
Sent: Tuesday, June 8, 2021 10:45 AM
To: Planning.Zoning
Subject: Text Amendment to North Fork Zoning Regulations

Dear County Planning Board,

Please consider my support for the proposed text amendment to the North Fork Zoning Regulations. The regulations have not been updated in years and times have changed with new "issues" affecting the North Fork and it's residents. I urge you to accept and forward the proposed amendment to the County Commissioners for adoption.

Thank you,

Linda Coolidge
612 Polebridge Loop
Polebridge, MT



Mary Fisher

From: Debo Powers <debopowers@gmail.com>
Sent: Tuesday, June 8, 2021 10:48 AM
To: Planning.Zoning
Subject: Support for North Fork Zoning Amendments

Hello Planning Board,

I am a full-time resident in the North Fork and totally support the amendments to the North Fork Zoning Plan as proposed by the North Fork LUAC. I have attended several neighborhood meetings about this and observed how the members of LUAC listened to all comments and made revisions accordingly. The final document is agreeable to all residents. We hope that you will approve also.

Warm Regards,

Debo Powers
11499 North Fork Road
Polebridge, MT 59928



Mary Fisher

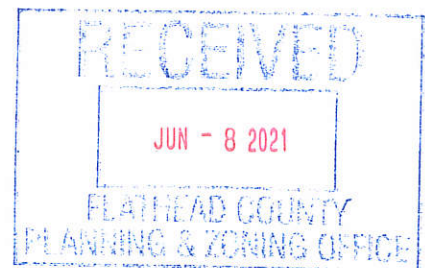
From: Allen Chrisman <achrisman52@gmail.com>
Sent: Tuesday, June 8, 2021 11:48 AM
To: Planning.Zoning
Cc: Molly Shepherd; Bill Walker
Subject: NFLA Fire Mitigation Committee Comments on North Fork Land Use Plan Text Amendments
Attachments: Flathead County Planning Board NF LUAC 6.8.2021.docx

Attached please find Comments on the Text Amendments to the North Fork Land Use Plan regarding wildland fire from the North Fork Fire Mitigation Committee.

This email is copied to Molly Shepherd as Co-Chair of the North Fork Fire Mitigation Committee, and Bill Walker as the President of the North Fork Landowners' Association.

We appreciate your consideration of our comments in adopting the Text Amendment.

Thanks. Allen Chrisman, Co-Chair, North Fork Fire Mitigation Committee





**Fire Mitigation Committee of the
North Fork Landowners' Association**
P.O. Box 1603
Columbia Falls, MT 59912

June 8, 2021

Flathead County Planning Board
County Offices
Kalispell, MT 59901

RE: Comments on Revised North Fork Zoning Regulations

Dear Planning Board Members:

The Fire Mitigation Committee of the North Fork Landowners' Association was formulated in response to the Wedge Canyon and Robert Fires of 2003. The Committee is active in landowner education; assisting with grant opportunities for landowner to treat hazardous fuels; and actively cooperated in the 2021 revision of the Flathead County Wildfire Protection Plan.

Our comments refer specifically to the language referencing wildland fire risk in the document:

3.40.012 Performance Standards

...

4. *Uses may not increase the risk for ignition of wildfire, or actively increase the hazards associated with wildfire spread. The Flathead County Community Wildfire Fuels Reduction/Mitigation Plan designates a Wildland Urban Interface across the North Fork Planning Area in recognition of the elevated fire risk to the area.*

We note that the actual title of the referenced document is the ***Flathead County Community Wildfire Protection Plan***.

The North Fork Fire Mitigation Committee would like to express our support for Standard 4, as corrected. The standard is consistent with our long-standing recognition of the need to be proactive in a valley that is at risk for severe wildfire. The North Fork's relative remoteness and limited escape routes make it dangerous, difficult and expensive to ignore potential uses that may cause or contribute to the ignition or spread of wildfire. We're grateful to see the issue addressed in the proposed text amendments to the North Fork Zoning Regulations.

Sincerely,

MOLLY SHEPHERD
Co-Chair

ALLEN CHRISMAN
Co-Chair



Mary Fisher

From: Gael Bissell <gbissell535@gmail.com>
Sent: Tuesday, June 8, 2021 12:54 PM
To: Planning.Zoning
Cc: Randy Kenyon; Rick Mace
Subject: Comments on Proposed Revisions to North Fork Zoning Regs

To Flathead Co Zoning and Planning Staff and Board,

We own 30 acres of land with a small cabin up Trail Creek in the North Fork. Prior to the 1990s, before zoning regulations were adopted, the land had been subdivided into three 10-acre lots; one small cabin had already been built. Had we not gradually acquired and protected the land with a conservation easement, there would be 3 cabins in a major wildlife corridor and along a native cutthroat trout stream. We mention this because it takes several types of land use tools, including community planning and zoning along with volunteer conservation easements, to maintain rural wild nature of the North Fork in the face of ever increasing development pressures.

We strongly support the Revised North Fork Zoning Regulations as proposed by the local Land Use Advisory Committee. We reviewed the proposed draft revisions and attended one of the two North Fork landowner Zoom meetings and understand the need and purpose for these revisions.

As development pressures increase and change over time, the North Fork zoning regulations need to be updated and clarified. For example, it has only been during the last few years that we have learned the importance and value of dark skies to people and communities. We now know how important it is for us to be occasionally disconnected from the digital world. We need to ensure that the North Fork is one of those places in NW Montana where people can get away from noise, traffic, lights, and our hectic lifestyles. Some of the proposed amendments begin to recognize these values. Other proposed changes are simply clarifications of terms such as those associated with rental units.

We urge you to adopt these needed and important revisions.

Thank you,
Gael Bissell and Rick Mace
535 Lower Valley Rd
Kalispell, MT 59901



Mary Fisher

From: A Burton <burtonas@hotmail.com>
Sent: Monday, June 7, 2021 5:51 PM
To: Planning.Zoning
Subject: In support of the Revised North Fork Zoning Regulations

To whom it may concern,

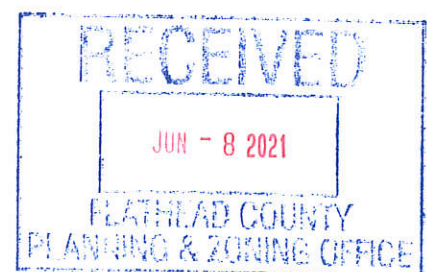
As a resident and landowner I support the revised North Fork Zoning regulations as proposed by the (LUAC) Land Use Advisory Committee.

Name:
Andrew S. Burton
Address:15633 North Fork Road
Polebridge, MT 59928

Thanks,

Andrew Burton

Always in motion. 🕶️👉



Mary Fisher

From: Greg Puckett <ggpuckett@hotmail.com>
Sent: Monday, June 7, 2021 6:54 PM
To: Planning.Zoning
Cc: Mark Mussman
Subject: Flathead County Planning Board - North Fork Zoning
Attachments: Flathead County Planning Board 06-01-21-2.pdf; Flathead County Planning Board 06-01-21-2.pdf

Mr. Mussman,

Please see our email below and attached PDF file comments for the planning board.

Thank You

Beth and Greg Puckett
8855 North Fork Road
Polebridge, Montana 59928



Please provide a copy of the text of this email and our comments in the attached PDF file to the Flathead County Planning Board regarding the changes submitted by the NFLUAC for the North Fork zoning.

To: Flathead County Planning Board

Subject: North Fork Zoning

As the planning board is certainly aware, these submitted zoning modifications are being pushed by a small group of people in the North Fork. This NFLUAC group is comprised of members of the North Fork Landowner's Association, a private group of which we and many other property owners are not members.

As with many zoning changes the typical property owner may not be aware of the types of changes being pushed by this group. Whether most property owners would agree with these changes would be difficult to determine. What we do know is that when many of the current property owners purchased their land/homes in the North Fork the zoning was a publicly available condition. Now, this small group of landowner's association members are pushing to change this, due mostly in response to a couple of relatively new property owners using their property based on the zoning that has been in place for many years. The current zoning has been easy to review and depend upon for many years for property owners to make investment decisions for their own property use.

Much of what this small group is now attempting to place in the zoning would put in place financial roadblocks as hurdles for land use and attempts to make it cost prohibitive for the landowners whose pockets are not as deep to actually create/operate a small business. This just should not be an acceptable condition.

It is pertinent to note that the North Fork Zoning area is some 40 to 50 miles long. Since the North Fork zoning does not have specific areas targeted for residential use, agricultural use, commercial use, mixed use, it suffers from attempts to zone the entire 40 to 50 mile long area under one zoning umbrella of parameters. No member of the NFLUAC has property within about five miles of our property. We have a situation where recommendations are being proposed for our property by people whose property is five to twenty miles away

from our property. They don't really care what impacts our property, its use, its value, as long as they get what they want.

Many of the changes being proposed are simply because these people have obtained their property in the North Fork and are attempting to restrict others. In the future there will be room for, and a need for, additional businesses in order to keep the area viable. Like it or not, the last ten years have shown that more and more people are coming to the Flathead and many will come to the North Fork. It is better to leave room to plan for it than attempt to prevent them from coming. In this process it has been demonstrated that the Flathead Planning and Zoning Department and the Board of Adjustment has worked well in the last ten years. There is no need to alter the zoning or this process.

The NFLUAC isn't really pushing land use planning, but rather further restrictions for land use prevention. This impacts property owners whether they are paying attention or not. We ask that the planning board pay attention on behalf of those who neither have the time or the knowledge to follow and react to this process.

Thank You,

Beth and Greg Puckett
8855 North Fork Road
Polebridge, Montana 59928



Date: June 1, 2021

c/o Mr. Marc Mussman, Flathead County Planning and Zoning

To: Flathead County Planning Board



Subject: North Fork zoning changes submitted by the North Fork Land Use Advisory Committee

In general we believe the only reason changes to the North Fork zoning have been submitted is due to the fact that some North Fork landowners have exercised their property use rights per the zoning that has long been in place. We believe that the North Fork zoning as specified suffers from zoning parameters that apply to a 40 to 50 miles long zoning area where the same parameters apply for the entire area. Attempting to apply zoning specifics for the area across such a wide area that encompasses sparsely populated areas with a lot of public land and applying the same zoning in the area close to Polebridge is poor planning for the future. With that stated we submit the following observations we are opposed to:

- 1) 40 acres required for a Hostel. Why? If a landowner has a small parcel of land surrounded by large parcels (public or private) why should they not be permitted to use their property for such a business? While we can put ourselves in the position of someone who has a cabin on an acre plot where there are homes close by in a "higher density", we do not agree with this large 40 acre specification.
- 2) The zoning recommendations contain statements/specifications that are undefined thresholds, ie; Excessive (please define in measurable terms), visual disturbance (please define what a visual disturbance is, and in whose judgement.), significant (what determines what is significant?) All of these are very gray areas for a landowner to proceed to utilize their property.
- 3) There is a statement in these changes that states "However, a variance that would allow the placement of a use that is not normally allowed under the zoning of the site shall be neither considered nor granted." There are so many unknowns with this for future planning at this attempt to close the door on unknown uses attempts to remove such judgement from the Board of Adjustment. We ask, isn't that the function of the Board of Adjustment?
- 4) Many items in these zoning changes leave us scratching our heads. We ask ourselves "Who will be enforcing dogs and cats running loose, and, what is the punishment? Who will be enforcing the non-removal of native berry-producing vegetation (e.g. serviceberries), and, what is the punishment? What if clover is growing on someones property? Who will be enforcing it and what is the punishment? And by the way, who would have trespassed on someone elses property to determine any of the conditions? Hummingbird feeders, bird feeders: Who will have the right to trespass on our property to make sure we don't have any hummingbird feeders? Again, what is the punishment? These are just offered as examples, but we believe that no one has any right to enter someone elses property for such purposes.
- 5) Regarding the statements/parameters regarding water usage/wells: Unless each landowner has maintained a verified baseline of data regarding the water in their wells these parameters in the zoning present a significant legal minefield for landowners and the county. This isn't enforceable. The bulk of the North Fork has a great volume of water. To add specifications such as these serve only to give those who got their "place in the North Fork" first the opportunity to blame the new landowner for a

water issue. At a minimum, in the zoning, please place the burden of proof on the existing landowner, and not allow the newcomer to be held responsible for another landowner's failed water source.

- 6) Home-Based Business/Occupation With Only One Non-Family Employee. For the purposes of North Fork Zoning, please define "family". This specification deserves tight legal scrutiny and definition. By "family" does this mean, well, in traditional terms a couple who are legally married? Are a couple living together but not married still a "family"? Are the children of the person who lives with the owner of the business (but not married), are these children who work for the business non-family members, or family members? So for example let's say a builder and his/her live-in partner (family?) sets up shop and he/she employs the kids of the live-in partner, are they allowed? Who is going to "police" this? What is the punishment? The point is simply that this "family and non-family" specification should not factor in to the attempts by the NFLUAC to prevent small businesses from operating in the North Fork. This would make for an interesting legal challenge this day and age.
- 7) The changes state: "A Home-Based Business/Occupation shall not cause to occur off-site uses or activities elsewhere in the North Fork....or other activities designed to occur anywhere other than the dwelling and accessory buildings and outbuildings." So, someone who is a fishing guide should not be allowed to do this? Someone who gives "talks or programs" at another location in the North Fork? Or an artist or photographer or author who sets up their work at a store, tavern, etc. elsewhere in the North Fork is in violation?
- 8) Where did the 6,500 feet distance specification come from? While no one wishes to have noise that is bothersome to them nearby but the noise levels can be measured and mitigated.
- 9) Why are "e-bikes" exempted from the rental of motorized vehicles specification? Either eliminate e-bikes also or let them rent all of them.
- 10) We have to question the specification under CHURCH against churches that draw "large numbers of worshipers from outside the North Fork community are not permitted", whether this is even legal. We don't think it would stand up to a legal challenge.
- 11) There is no reason to cap the rental cabin densities. This specification has been in place a long time and has withstood the test. Leave it alone.

We would be in favor of a specification that requires all grandfathered rental and business properties to have a mandatory waste system inspection every year with the target of upgrading all antiquated or non-existent waste systems to current county and state requirements within, let's say, three years. The same should be done for water sources for rentals. This is intended to require those providing rentals to clean up their act, to not provide potable water in containers, "sunshowers", have gray water spilled to the ground surface, to not use composting waste systems, etc. The antiquated waste systems, potable water "work arounds" are true health hazards and some polluter quite a bit. Afterall, these rentals really are a commercial/business use.

Overall our recommendation would be to leave the zoning alone. It has worked just fine over the last ten years with the planning office doing its job and the Board of Adjustment doing their job.

We ask that the Flathead County Planning Board reject these revisions.

Beth and Greg Puckett
Polebridge, Montana



Mary Fisher

From: Richard Hildner <richardhildner@icloud.com>
Sent: Monday, June 7, 2021 6:55 PM
To: Planning.Zoning
Cc: Jim Rittenburg
Subject: North Fork LUAC Recommendation

Dear Planning Board Members:

I have been a part-time resident of the North Fork since 1958 and have participated in planning efforts, beginning with the founding of the North Fork Compact. I participated in the initial LUAC and have participated in this review.

Increased pressure on the resources that make the North Fork such a special and unique place have necessitated this zoning revision. Community and Planning Department support have been exemplary and the product now being presented for your review has been broadly endorsed by the North Fork community.

The zoning text amendments do a good job of addressing changes and updates that are long overdue and are not overly restrictive. As I recall, the North Fork was the first area to endorse community zoning in Flathead County through the formation of the LUAC and I urge you to approve the proposed amendments and forward then to the County Commissioners with your favorable recommendation.

Richard Hildner
350 Moose Creek Rd.
Polebridge, MT 59928
406-260-7725 (c)



Mary Fisher

From: Susan Riopel <sueriopel@gmail.com>
Sent: Monday, June 7, 2021 3:56 PM
To: Planning.Zoning
Cc: Frank Curry; Treasurer Nfla
Subject: Text Amendments to North Fork Zoning

We have read and support the text amendment revisions to the North Fork Zoning Regulations as proposed by the North Fork Land Use Advisory Committee.

Frank Curry and Susan Riopel
551 E. Red Meadow Rd
Polebridge MT 59928

Sent from my iPhone



Mary Fisher

From: Molly Shepherd <mollshep@gmail.com>
Sent: Monday, June 7, 2021 2:11 PM
To: Planning.Zoning
Subject: Proposed Text Amendments to North Fork Zoning Regulations

Dear Planning Board Members --

I'm writing in support of the proposed text amendments to the North Fork Zoning Regulations. The proposed amendments are consistent with the goals and policies that are set forth in the North Fork Neighborhood Plan, adopted by the County Commissioners in 2008. They serve as an appropriate and necessary guide to future development in the North Fork Zoning District.

I urge the members of the Planning Board to recommend their adoption.

Thank you,

Molly Shepherd
15333 North Fork Road
Polebridge MT 59928



Mary Fisher

From: kevin@ecometrixsolutions.com
Sent: Monday, June 7, 2021 12:19 PM
To: Planning.Zoning
Subject: Amendments to North Fork Zoning

To Flathead County Planning and Zoning:

My name is Kevin Halsey, and I live at 14815 North Fork Road. My wife and I have owned our property in the North Fork since 1991, and have been full time residents at that address since 2012. I am writing to support the proposed text amendments to the North Fork use district (§ 3.40), submitted by the North Fork Land Use Advisory Committee (NFLUAC).

I was a part of the NFLUAC sub-committee that was responsible for conducting community outreach and drafting the proposed text amendments. Our sub-committee had two primary goals from the outset: 1) ensuring that the North Fork's zoning regulations were reflective of the North Fork Neighborhood Plan that was updated in 2008; and 2) ensuring that the zoning regulations reflected, to the greatest extent possible, the perspective of the North Fork community. To accomplish the second objective, our sub-committee conducted:

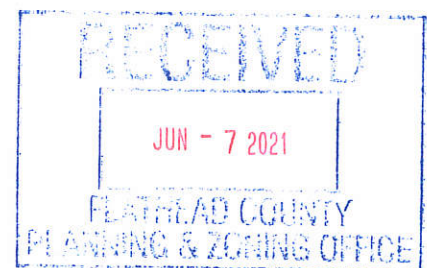
- in-person interviews of residents;
- phone calls to property owners, residents, and the business community;
- coordination with subject matter experts;
- in person community meetings; and
- multiple Zoom meetings for those that could not attend in person.

Our hope was to reach as many property owners and residents as possible, including those not currently in the North Fork. The desire of the sub-committee was to reach the broadest possible range of perspectives within the community, and to ensure that everyone that wanted to express an opinion on the regulations was afforded the opportunity to do so. Throughout this process, the sub-committee used the North Fork Landowners Association mailing list of current North Fork property owners to achieve the most comprehensive outreach possible.

While it is challenging to craft language that satisfies the many diverse interests and perspectives of all North Forkers, through earnest conversations, and thoughtful public dialogue, the community was able to craft language that was acceptable to, and meet the needs of, the vast majority of those that took part in the process. I am proud of the way the community came together to develop updated zoning language that reflects the values and concerns of the community as a whole.

Given the high level of public engagement, and the meaningful participation of the community, I am pleased to support the approval of the NFLUAC text amendment language. Thank you for your time and consideration on this matter.

Kevin Halsey
Senior Analyst, ESG
406-662-0392

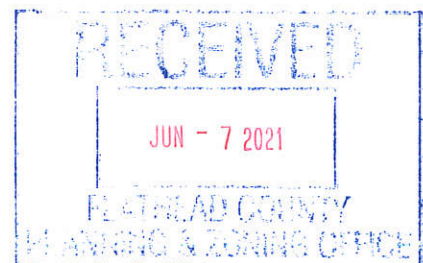


Mary Fisher

From: Jane Collett <collett@centurytel.net>
Sent: Monday, June 7, 2021 12:54 PM
To: Planning.Zoning
Subject: North Fork LUAC

I am acquainted with the proposed Text Amendments, and support the Revised North Fork Zoning Regulations as proposed by the LUAC. I have lived in and loved the NF for over 40 years. I would like to do my part in helping to preserve this very unique area for as long as possible for future generations, and for the wildlife. I would also like to see the road more closely watched by Law Enforcement, for speeders, as with all the escalated traffic, it has become much more dangerous. Thank you, Sam & Jane Collett 1931 Paradise Ridge Trail. Polebridge, Mt

Sent from my iPad



Mary Fisher

From: Irvin Heitz <47irvh@gmail.com>
Sent: Monday, June 7, 2021 11:01 AM
To: Planning.Zoning
Subject: Text amendments to North Fork Zoning Regulations

I wholeheartedly support the text amendment proposals of the North Fork Land Use Advisory Committee as they are presented to you for consideration.

As a North Fork resident landowner serving on the North Fork Landowners Association board, the North Fork Patrol, and as a NFLUAC committee member, I have observed the long, hard work the subcommittee has put forth to arrive at these documents.

The subcommittee has been completely transparent in reaching out to as many of the registered landowners as possible. They have listened to concerns, both pro and con, in arriving at language the NFLUAC considers to be equitable for all residents long into the future.

These amendments will help North Forkers continue to preserve the unique character of this valley, yet shape future development fairly for all involved.

I urge you to adopt these text amendments as presented.

Sincerely,
Irvin F. Heitz
15645 North Fork Rd.
Polebridge, Mt.



Mary Fisher

From: Ken Jonas <stoneflystudio.mt@gmail.com>
Sent: Monday, June 7, 2021 9:58 AM
To: Planning.Zoning
Subject: North Fork/Planning Board Meeting June 9th

To whom it concerns,

With regards to public comment on the upcoming North Fork Planning Board Meeting, my wife and I who own a residence at 1888 Paradise Ridge Trail, have read and support the text amendment submitted to the Board by NFLUAC. Thank you.

Ken and Gwen Jonas

Sent from my iPhone



Mary Fisher

From: Jim Illich <jim.illich@gmail.com>
Sent: Monday, June 7, 2021 9:58 AM
To: Planning.Zoning
Subject: North Fork: NFLUAC Text Amendment

Dear Flathead Country Planning Board Representatives,

My name is Jim Illich and I wanted to let you know that I have read and fully endorse the Text Amendment Document that the NFLUAC has sent you regarding planning and zoning recommendations for the North Fork. Along with many like-minded North Forkers, I was able to participate in the process of arriving at the final document which we believe will be a very helpful addition to the existing regulations for the North Fork and preserve this remarkable and pristine place in the United States.

I was fortunate to grow up in the Flathead Valley and was introduced to the North Fork back in 1973 when my father took my brother and me hiking and fishing along the North Fork of the Flathead River. I was fortunate that over the last 2 decades, my wife and I were able to buy two properties up the North Fork — one in the Red Meadow area and the other on Garnet Lake close to the border. We truly appreciate how special the North Fork is and we appreciate your consideration of our Text Amendment Document which reflects a balanced and positive approach to addressing the unique characteristics of the North Fork and the intent of its citizens.

Best Regards.....Jim Illich

Phone: 406-837-3850
Email: Jim.illich@gmail.com

587 East Red Meadow Drive
12029 North Fork Road
Polebridge MT 59928

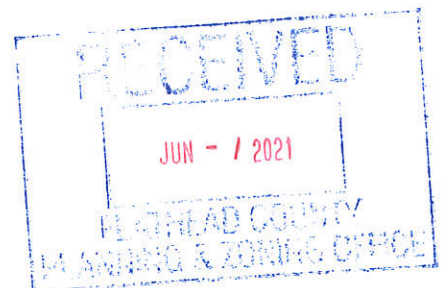
Garnet Lake
16135 North Fork Road
Polebridge Montana, 59928



Mary Fisher

From: Richard E. Wackrow <RichardEWackrow@hotmail.com>
Sent: Monday, June 7, 2021 9:56 AM
To: Planning.Zoning
Subject: North Fork zoning amendments

As a 25-year resident of the North Fork, I greatly appreciate the efforts of the North Fork Land Use Advisory Committee to preserve our special place, and fully support the zoning amendments they have proposed.



Mary Fisher

From: Ray Brown <polebridgeray@yahoo.com>
Sent: Monday, June 7, 2021 8:17 AM
To: Planning.Zoning
Subject: North Fork LUAC

Planning.zoning@Flathead.mt.gov: I would like to make my comments known that I am in favor of the revised and updated North fork Plan as rewritten by our committee. The revised text amendments are a needed update to our changing community interests. Please include myself as being on the record in this matter. Thank You, Ray Brown 12533 North Fork Road, Polebridge Mt. 59928



Mary Fisher

From: Margo Willits <Margo.Willits@laEyeworks.com>
Sent: Monday, June 7, 2021 4:05 AM
To: Planning.Zoning
Subject: text amendments, revised North Fork Zoning Regulations

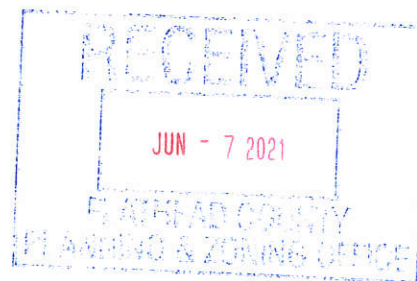
Dear Sirs,

I am a seasonal resident of the North Fork, my address id 9850 North Fork Rd., Polebridge MT 59928.

I am fully acquainted with the proposed text amendments of the North Fork Zoning Regulations as proposed by the Land Use Advisory Committee. I am in full support of these amendments. It is vitally important that the North Fork be protected and safeguarded from overdevelopment an/or misuse by visitors, we thank you for your vigilance in this regard.

Margo Willits
9850 North Fork Road
Polebridge, Mt
59928

Margo Willits • I.a.Eyeworks
margo.willits@laeyeworks.com
www.laeyeworks.com



Mary Fisher

From: Arne Boveng <ionlyski@gmail.com>
Sent: Sunday, June 6, 2021 11:47 PM
To: Planning.Zoning
Cc: kenyonnorthfork@gmail.com; Irv Heitz
Subject: North Fork Zoning

Flathead County,

I am acquainted with the proposed Text Amendments, and support the Revised North Fork Zoning Regulations as proposed by the (LUAC) Land Use Advisory Committee.

**Sincerely,
Arne Boveng
235 Red Meadow Road
Polebridge, MT 59901
406-871-3834**



Mary Fisher

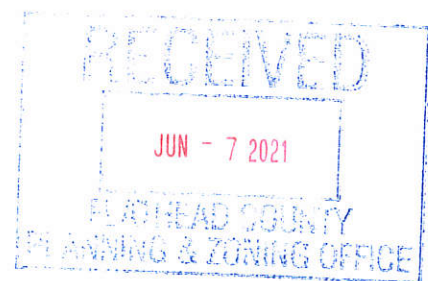
From: Douglas Chadwick <chadwick@cyberport.net>
Sent: Sunday, June 6, 2021 8:00 PM
To: Planning.Zoning
Subject: Revised North Fork Zoning Regulations

Members of the Flathead County Planning Board:

I have looked over the Text Amendments of the Revised North Fork Zoning Regulations in detail. As a longtime North Fork landowner, former full-time resident, and current part-time resident, I support the changes recommended by the Land Use Advisory Committee (LUAC).

Douglas H. Chadwick, 9735 North Fork Road, Polebridge. MT 59928

Douglas H. Chadwick
chadwick@cyberport.net
406-862-4351



Mary Fisher

From: Karen Reeves <kbr@cyberport.net>
Sent: Sunday, June 6, 2021 7:16 PM
To: Planning.Zoning
Subject: North Fork Zoning Regulations

To Flathead County Planning Board and Staff,

Please know that I support the proposed text amendments to the North Fork Zoning Regulations as proposed by the Land Use Advisory Committee. There have been multiple meetings, in person and by Zoom, to ensure that property owners could discuss, understand and comment on the proposed changes. It is important to have a solid framework in place to handle the tsunami of development before it crests in the Flathead.

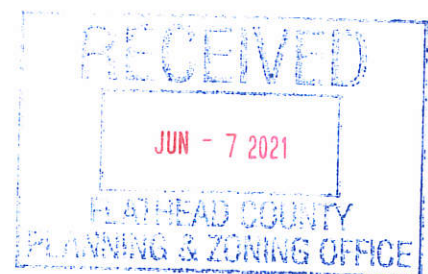
Your approval is important.

Thank you,

Karen Reeves

9735 North Fork Rd.

Polebridge, MT 59928



Mary Fisher

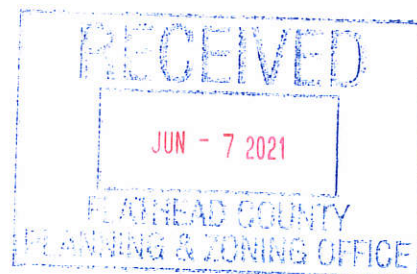
From: Amy Secrest <aesecrest@gmail.com>
Sent: Sunday, June 6, 2021 12:27 PM
To: Planning.Zoning
Subject: North Fork zoning regulations

Greetings,

As landowners and residents of the North Fork, we are familiar with and writing in support of the text amendments and revisions to the North Fork zoning regulations as proposed by the North Fork LUAC.

Thank you,

Lee and Amy Secrest
14045 North Fork Road
Polebridge, MT 59928



Mary Fisher

From: Karina <karina@petteyfamily.org>
Sent: Saturday, June 5, 2021 11:00 PM
To: Planning.Zoning
Subject: Text Amendment Section 3.40 North Fork

TO: Planning and Zoning

My name is Karina Pettey, I am a Montana licensed property manager specializing in vacation rentals in the North Fork Valley and a full time Polebridge resident and land owner for the past 12 years.

I write in support of the proposed North Fork zoning text amendment. It is an excellent example of community based initiative and thoughtful consideration of the many viewpoints and stakeholders present in this valley.

I particularly appreciate the design of the definitions which seek to balance our historic requirements with the growing eco and off grid tourism demand. This balance is particularly important in light of the lack of emergency services on the North Fork. Tourism is big business in Flathead County and guests choose accommodations based on the adventure they are seeking. The North Fork provides a niche market for those looking to experience a remote, off grid community. This text amendment affords landowners opportunity to provide unique guest experiences while preserving the character of the community.

As a North Fork Land Use Advisory committee member and member of the text amendment subcommittee I was well aware of the reluctance of this community to reopen any zoning issue. Historically these issues created considerable angst and threatened to destroy treasured relationships. NO ONE who participated in the intense zoning discussions almost 20 years ago wanted to go through a similar experience again.

However, this time the North Fork community united to support the NFLUAC efforts to update the zoning. I deeply respect the efforts of both committees to keep all landowners informed. Sub Committee members went out of their way to engage directly with almost 100 community residents representing many viewpoints held on the North Fork. In addition, Zoom sessions were held for out of area landowners who wished to participate. The LUAC also held public meetings and sent multiple email communications to every individual who expressed interest in the process. Divergent viewpoints offered opportunities for intense discussion and consensus building. The level of community involvement and support for this amendment is unprecedented in recent Polebridge history. While no one got everything they wanted, we worked together and crafted a text amendment appropriate for the North Fork, one which upholds the North Fork Neighborhood Plan and our current community values.

I request that you approve this community created text amendment as written.

Karina Pettey
525 Moose Creek Rd
Polebridge, MT 59928



Mary Fisher

From: Irene Brooks <ibb1994@aol.com>
Sent: Saturday, June 5, 2021 9:10 PM
To: Planning.Zoning
Subject: Support

To Whom it may Concern:

My family and I are very much in favor of the proposed Text Amendments to the North Fork Zoning Regulations. We hope the Planning Department will forward the proposed text amendment on to the County Commissions for their approval. We are a very caring and thoughtful community and have taken this issue very seriously.

Sincerely,

Irene Brooks

14755 North Fork Road
Polebridge, Montana 59928

Sent from my iPad



Mary Fisher

From: Ed <ed@edlangton.com>
Sent: Saturday, June 5, 2021 7:51 PM
To: Planning.Zoning
Subject: North Fork Zoning Comment communication for June 9, 2021 Planning Board meeting-Ed Langton

Thank you for the opportunity to comment on the proposed Zoning text amendments to the Flathead County Zoning Regulations Section 3.4 North Fork.

The Draft and Overview did not mention the time period of 2000 to November 2003 when the first comprehensive zoning regulations were initially developed after a long contentious three year period. What resulted was a more balanced and sensible set of regulations passed by the commissioners at that time.

This new effort to develop text amendments to those regulations has been more of a collaborative and united effort with consideration being given to many inputs. I especially applaud the Zoom meeting accommodations to those who could not be physically present in the North Fork. The members of the Land User Advisory Committee (LUAC), Michelle (Kenna) Halsey and husband Kevin Halsey, both did an outstanding job of objective listening to comments and suggestions that were incorporated into the proposed text amendments. It was the collaborative effort needed to unite the North Fork owners.

Since Covid there has been an increased pressure upon the North Fork and new instances of circumvention of the regulations required that they be clarified in order to prevent abuse, whether intended or not.

I encourage the Planning Board to always consider regulations that are protective of the environmental purity of the North Fork and the lifestyle afforded by being such a remote and pristine place. Over burdensome regulations can become a de facto taking of property rights and create legal quagmires. So a balanced approach with that principal in mind is always of the utmost importance.

What I see reading the May 14, 2021 Draft presented to me, appears to be in order and not egregious. I appreciate the LUAC's work in developing these text amendments. If more changes have been made since then I reserve the right to object as may be needed.

To give a few examples of what can be overbearing and result in terrible legal conflict is to put definitions that are too restrictive and burdensome as well as being not succinct and clear. Too stringent definitions can be used to attack owners by those who desire to be overly anxious watchdogs that look for the slightest infraction to create harm to a fellow landowner...

Things such as decibels of noise levels for generators or chain saws that may violate a stringent set decibel level of conversation would be a nightmare. The approach to use peer pressure and neighborly encouragement regarding such matters creates a much better end result. Excessive night time lighting is another matter that should be addressed in an encouraging manner as we do not want to have our incredible night sky blotted out by abusive use and amount of light that remains on the entire night.

Thanks to the public service each of the members of the Planning Board have given to make the Flathead a better place!

Best regards,
Ed





Edward J. "Ed" Langton

P.O. Box 15637

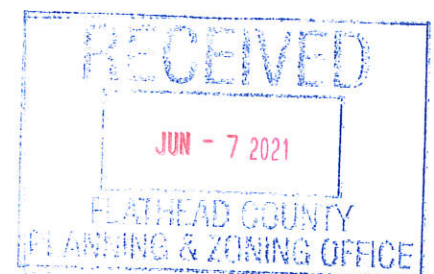
Hattiesburg, MS 39404

ed@edlangton.com

Phone: 601-705-2429

Fax: 601-264-5805

Cell: 601-520-9617



Mary Fisher

From: Ruth And Larry Kinsolving <elianna@embarqmail.com>
Sent: Saturday, June 5, 2021 5:31 PM
To: Planning.Zoning
Subject: North Fork Zoning Regulation Clarifications
Attachments: Ltr to County Commission June 5, 2021.pdf

Dear Commissioners:

Please accept the attached letter in support of the adoption of the zoning regulation clarifications being considered by the Commission next Wednesday.

Laurence E. and Ruth Barnes Kinsolving
282 Price Homestead Rd
Polebridge, MT 59928



Flathead County Commission
40 11th Street West, Suite 200
Kalispell, MT 59901

Sent via email to:
planning.zoning@flathead.mt.gov

Re: Zoning in the North Fork

Dear Commissioners:

We are summer residents in the North Fork where we have had a cabin on 25 acres 14 miles north of Polebridge since 2003. This area was quite remote when we first came here and over the years we have realized how important the Zoning Regulations have become. While we do not want to prevent others from enjoying this amazing area, we do want to preserve what makes this place unique and special. That takes government oversight and the Zoning Regulations are the means to that end.

You will soon have before you several amendments to clarify those Zoning Regulations for the North Fork. A lot of work has gone into those clarifications and the community has had considerable input. We think the feeling is widely held that these amendments will further the protection of our quality of life as well as property values.

We urge you to favorably consider and adopt these amendments and to understand and appreciate how important they are for the wellbeing of this community.

Sincerely yours,



Ruth Barnes Kinsolving



Laurence E. Kinsolving



Mary Fisher

From: website@flathead.mt.gov
Sent: Saturday, June 5, 2021 10:15 AM
To: PZ Contact US
Subject: Contact Message

Contact Inquiry

The information below is being sent from your website.

Name:	Alice Cabell
Email:	afcabell@gmail.com
Subject:	Revised North Fork zoning regulations
Message:	As a landowner at 225 Skyline Dr in Polebridge, MT, I am acquainted with the proposed text amendments and support the revised North Fork Zoning Regulations as proposed by the LUAC. Alice Cabell 225 Skyline Dr Polebridge< MT



Mary Fisher

From: Malcolm Cooke <mnc@alum.case.edu>
Sent: Saturday, June 5, 2021 8:43 AM
To: Planning.Zoning
Subject: Revised North Fork Zoning Regulations

Planning Board,

My wife and I are fully acquainted with the proposed Text Amendments, and strongly support the Revised North Fork Zoning Regulations as proposed by the (LUAC) Land Use Advisory Committee. It is our intention to be present at the upcoming County Planning Board meeting on Wednesday June 9th.

Our contact information and address:

Dr. Barbara Youel and Dr. Malcolm Cooke
15285 North Fork Road
Polebridge, MT 59928
Tel: 330-805-1775

Regards

Drs B. Youel & M. Cooke



Mary Fisher

From: Dawn Jacobson <dawnmjacobson@gmail.com>
Sent: Saturday, June 5, 2021 8:31 AM
To: Planning.Zoning
Subject: text amendment

I and my husband Dan Jacobson support the text amendment being set for the northfork.

Thank you,

Dawn Jacobson



Mary Fisher

From: Joe Novak <nfork11@yahoo.com>
Sent: Saturday, June 5, 2021 8:22 AM
To: Planning.Zoning
Subject: more support for the text amendment for north fork zoning

my wife and i are full time residents of the north fork and we support the text amendment for north fork zoning.

joe novak and jane reardon

14775 north fork road

polebridge montana 59928

1-406-730-3068



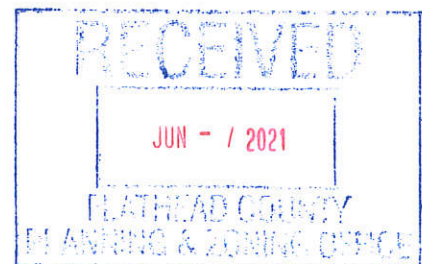
Mary Fisher

From: Rick Kerr <wildlifewatcher@hotmail.com>
Sent: Friday, June 4, 2021 5:21 PM
To: Planning.Zoning
Subject: Revised North Fork Zoning Regulations

To: Flathead County Planning Board

I am acquainted with the proposed Text Amendments, and support the Revised North Fork Zoning Regulations as proposed by the (LUAC) Land Use Advisory Committee.

Richard (Rick) Kerr
10 Beaver Drive
Polebridge, MT

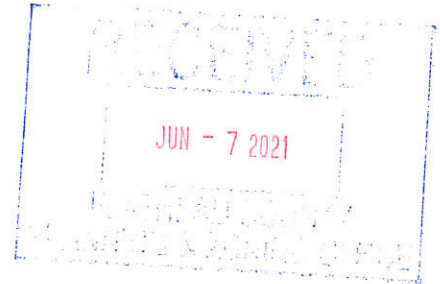


Mark Mussman

From: Mary Fisher
Sent: Friday, June 4, 2021 11:26 AM
To: Mark Mussman
Subject: FW: North Fork Land Use and Zoning

-----Original Message-----

From: Gregory Ouellette <gregsoue@msn.com>
Sent: Friday, June 4, 2021 11:25 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: North Fork Land Use and Zoning



To the Flathead planning and zoning commission:

I am writing in regards to the proposed changes to the North Fork zoning regulations. I have read all the documents and I am in full support of them. I encourage you to adopt all the changes and corrections into the zoning regulations.

I say this as a long term landowner and resident of the North Fork (1977). These rules affect me directly, and I am ok with that. They are reasonable and appropriate in an effort to preserve the quality of the North Fork.

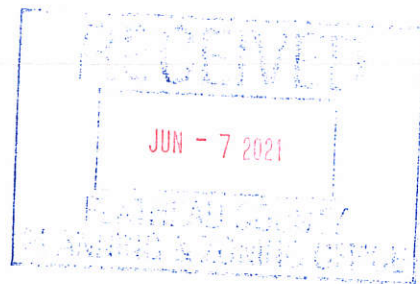
Sincerely,
Greg Ouellette
430 moose creek road
Polebridge, MT 59928

Sent from my iPhone

Mark Mussman

From: Mary Fisher
Sent: Friday, June 4, 2021 1:03 PM
To: Mark Mussman
Subject: FW: North Fork proposed Zoning Regulations June 9th meeting
Attachments: Planning and Zoning comments April 2021 APP.docx

From: tinalawrence@posteo.net <tinalawrence@posteo.net>
Sent: Friday, June 4, 2021 12:11 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: North Fork proposed Zoning Regulations June 9th meeting



Dear Flathead County Planning and Zoning Department,

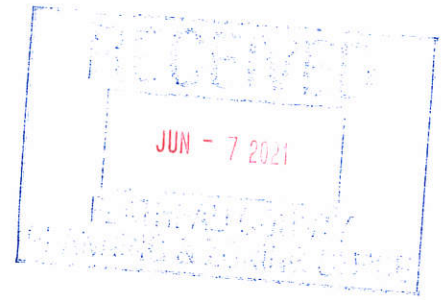
I have already sent these comments to Mark Mussman and Randy Kenyon. I just wanted to make sure that you read my notes in these pages. There are more than eleven members of my family who have been in the North Fork for about 46 years or more. We all feel the same about my submitted comments. Please see to it, that the changes you make for the North Fork zoning are carefully thought out, and that only the truly necessary parts of the changes before you are passed. I do believe it is important to pass a lot of this zoning documentation into law, but I also believe putting the bear management plan into North Fork zoning is unnecessary and strange, like mandating electric fencing. Clearly if an electric fence is necessary it could be the case that someone is doing something they should not be doing in a particular way in the first place.

It seems to me the old historic uses of the North Fork are getting wiped out, agricultural lands, gardening, livestock, and some more. This I am against. Again, I thank you for the time and hard work you all put into this consideration, please consider good old common sense, and a little less rules that are already well covered by Montana law, like the entire Bear Management plan. The old homesteaders got along with the bears and so can we.

Thank you, Christine Lawrence, in the North Fork since 1972, and family

Mark Mussman

From: Mary Fisher
Sent: Friday, June 4, 2021 1:03 PM
To: Mark Mussman
Subject: FW: NFLUAC Text Amendment



From: Chris <chrisirv2@gmail.com>
Sent: Friday, June 4, 2021 12:15 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>; Randy Kenyon <kenyonnorthfork@gmail.com>
Subject: NFLUAC Text Amendment

I have owned property down in Polebridge since 2002, and now am a year-round resident at 15645 N Fork Rd since 2016.

I can confirm that as a Board member of the North Fork Landowners Association, and a member of the North Fork Patrol, that we (the North Fork landowners) are supportive, and so grateful for the research, the time, the multiple miles traveled to meetings up here and in down in the Valley, the careful thought, the many discussions, and the dedication of the North Fork Land Use Advisory Committee as well as it's SubCommittee. They, and the many residents before them who worked on the original North Fork Zoning and the North Fork Neighborhood Plan, are truly the un-sung heroes of our North Fork region!

I have read the proposed text amendments, and attended several explanatory meetings, one of which included Mark Mussman of your department who provided additional clarification.

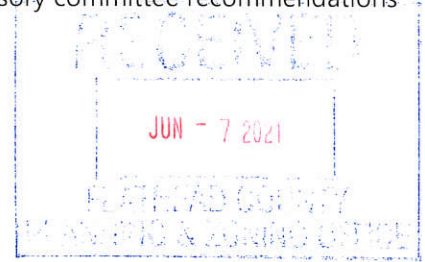
I wish to officially express my support of the proposed text amendments for the Revised North Fork Zoning Regulations as proposed by the North Fork Land Use Advisory Committee.

Respectfully Submitted,

Christine M Heitz
15645 N Fork Rd
Polebridge, MT

Mark Mussman

From: Mary Fisher
Sent: Friday, June 4, 2021 2:38 PM
To: Mark Mussman
Subject: FW: Please support the north fork land use advisory committee recommendations



-----Original Message-----

From: Steve Kelly <stephen_kelly1980@yahoo.com>
Sent: Friday, June 4, 2021 2:35 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Cc: Lynn Ogle <lpogle@lazys-o.com>; Kenna Halsey <kenna@ecometrixsolutions.com>; William Walker <wkwalker@nvdi.com>; Chris Heitz <chrisirv2@gmail.com>
Subject: Please support the north fork land use advisory committee recommendations

Dear planning and zoning committee members. Thank you very much for your dedicated involvement in matters related to the north fork community. The north fork land use advisory committee has worked diligently to craft plans that are important to save the north fork community. An overwhelming majority of North fork residents agree with the recommendations of the north fork land use advisory committee. As we all know, unfortunately, there will always be dissenters. But the dissenters are thankfully very, very few. We respectfully ask that you approve the recommendations of the north fork land use advisory committee. This is extremely important for the future of the north fork residents and community. Thank you. Sincerely.

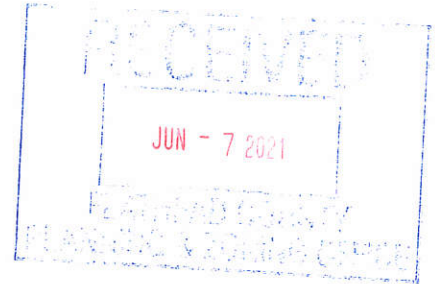
Sandi and Steve Kelly
17105 North Fork Road
Polebridge, MT 59928

Sent from my iPad

Mark Mussman

From: Mary Fisher
Sent: Friday, June 4, 2021 10:16 AM
To: Mark Mussman
Subject: FW: North Fork Zoning Regulations

From: Daniel Barron <dbarron1639@gmail.com>
Sent: Friday, June 4, 2021 10:15 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: North Fork Zoning Regulations



County Planning Board - To whom it may concern,

I have read and fully support the text amendments to the North Fork zoning regulations as proposed by the Land Use Advisory Committee.

Daniel Barron
10989 North Fork Road

Thank you,

Dan Barron

Independent Contractor

Oliver Wyman -- CAVOK
1500 Solana Blvd., Building 3, Suite 3500
Westlake, TX 76262
Mobile: 406-250-7917

Daniel.Barron@oliverwyman.com
Daniel.Barron@psairlines.com

Mark Mussman

From: Mary Fisher
Sent: Friday, June 4, 2021 9:45 AM
To: Mark Mussman
Subject: FW: NFLUAC

From: Becky Braunig <beckybraunig@gmail.com>
Sent: Friday, June 4, 2021 9:44 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Cc: kenyonnorthfork@gmail.com
Subject: NFLUAC



I am a North Fork landowner on Trail Creek.
I have reviewed the proposed text amendment(s) that the NFLUAC has been working on.
These folks, my neighbors, have put an immense amount of work into this.
I support what has been done and strongly urge you to accept this document.
Your consideration in this matter is greatly appreciated.

Becky Braunig
815 Trail Creek Road
Polebridge, 59928

--

NOTICE! My new email address is beckybraunig@gmail.com. My old email will not work after July 31, 2021.

Mark Mussman

From: Mary Fisher
Sent: Friday, June 4, 2021 7:32 AM
To: Mark Mussman
Subject: FW: NFLUAC proposal.



From: kenna@ecometrixsolutions.com <kenna@ecometrixsolutions.com>
Sent: Friday, June 4, 2021 7:22 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>; Lynn Ogle <lpogle@lazys-o.com>
Cc: ChrisIrvHeitz <chrisirv2@gmail.com>; Larry Wilson <lwilson@aboutmontana.net>; Mark and Margaret <m-mheaphy@hotmail.com>; Steve Kelly <Stephen_Kelly1980@yahoo.com>; Ulrichsen Kevin <Keulrichsen@sbcglobal.net>; William K. Walker <wkwalker@nvdi.net>
Subject: Re: NFLUAC proposal.

Thank you, Lynn. We really need these comments - much appreciated. FYI, as of the end of May, the County had received 28. 26 were letters of support, and 2 were opposed (at least in part) - those two came from Tina Lawrence and Brooke Allison.

Michelle (Kenna) Halsey
Principal
EcoMetrix Solutions Group, LLC
+1.503.432.1797

From: Lynn Ogle <lpogle@lazys-o.com>
Sent: Thursday, June 3, 2021 11:37:16 PM
To: planning.zoning@flathead.mt.gov <planning.zoning@flathead.mt.gov>
Cc: ChrisIrvHeitz <chrisirv2@gmail.com>; Larry Wilson <lwilson@aboutmontana.net>; Mark and Margaret <m-mheaphy@hotmail.com>; kenna@ecometrixsolutions.com <kenna@ecometrixsolutions.com>; Steve Kelly <Stephen_Kelly1980@yahoo.com>; Ulrichsen Kevin <Keulrichsen@sbcglobal.net>; William K. Walker <wkwalker@nvdi.net>
Subject: NFLUAC proposal.

Planning and zoning committee:

We have worked for many years on the planning in the North Fork. Many times as members and recently as deposed members in the audience. Over the years we have tried to make it palatable for all of the Landowners in the North Fork. We have been pleasantly surprised by the number of owners that agree with the proposed changes that are being presented.

While some may not agree with all, most feel that what has been presented is the most accurate and articulated in a positive manner. Our committee has spent endless hours, both agreeing and disagreeing on wordage.

All cannot be totally in agreement, however the majority are. That is a positive statement of the quality that this committee has presented.

Thank you to all of the sub-committee that did the majority of the work.

Lynn P. Ogle Bonny S. Ogle
296 Kintla Ranch Road
Polebridge, Montana 59928
406-219-0125

Mark Mussman

From: Mary Fisher
Sent: Friday, June 4, 2021 7:32 AM
To: Mark Mussman
Subject: FW: NFLUAC proposal.



From: Lynn Ogle <lpogle@lazys-o.com>
Sent: Thursday, June 3, 2021 11:37 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Cc: ChrisIrvHeitz <chrisirv2@gmail.com>; Larry Wilson <lwilson@aboutmontana.net>; Mark and Margaret <m-mheaphy@hotmail.com>; Kenna Halsey <kenna@ecometrixsolutions.com>; Steve Kelly <Stephen_Kelly1980@yahoo.com>; Ulrichsen Kevin <Keulrichsen@sbcglobal.net>; William K. Walker <wkwalker@nvdi.net>
Subject: NFLUAC proposal.

Planning and zoning committee:

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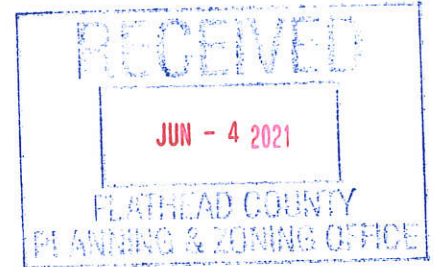
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Thank you to all of the sub-committee that did the majority of the work.

Lynn P. Ogle Bonny S. Ogle
296 Kintla Ranch Road
Polebridge, Montana 59928
406-219-0125

Mark Mussman

From: Mary Fisher
Sent: Friday, June 4, 2021 7:31 AM
To: Mark Mussman
Subject: FW: NFLUAC



-----Original Message-----

From: Jack McFarland <Jack.McFarland@CFOConsulting.com>
Sent: Thursday, June 3, 2021 11:06 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: NFLUAC

We are writing in support of the text amendments proposed by the NFLUAC. We have had the opportunity to attend many of the meetings and offer our input and suggestions during the process. We support the amendments as proposed.

We live at 11012 Inside NF Road in Polebridge. We look forward to attending the hearing to show our support for this proposal.

Kind regards,
Jack and Sue McFarland

Mark Mussman

From: Mary Fisher
Sent: Thursday, June 3, 2021 4:23 PM
To: Mark Mussman
Subject: FW: North Fork Text Amendment

From: Jack and Rachel Potter <jrepotter@centurytel.net>
Sent: Thursday, June 3, 2021 4:23 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: North Fork Text Amendment



Dear Planning Board:

We are well acquainted with the proposed text amendments and strongly support the Revised North Fork Zoning Regulations as proposed by the North Fork Land Use Advisory Committee. The Committee has done an amazing job studying, soliciting input and figuring out what is best for the community. We are counting on you to approve them.

Rachel and Charles Potter
14928 Tepee Lake Camp,
Polebridge

Mark Mussman

From: Mary Fisher
Sent: Thursday, June 3, 2021 1:52 PM
To: Mark Mussman
Subject: FW: NF Text Amendments

-----Original Message-----

From: Polebridge Mercantile <polebridgemercantilebakery@gmail.com>
Sent: Thursday, June 3, 2021 1:52 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: NF Text Amendments



To whom it may concern:

My name is Will Hammerquist and I am the owner of the Polebridge Mercantile & Bakery. I am writing today in support of the proposed text amendment to the NF Zoning Regulations.

The NF LUAC has done an excellent job involving stakeholders and crafting the amendments with significant opportunities for all interested parties to be involved.

The proposed changes will provide greater clarity for NF landowners and most importantly recognize that the North Fork area has extremely limited (or non-existent) public services and that future development must put public safety first by recognizing that the lack of services is a limiting development factor unto itself.

I urge you to advance the text amendments as proposed to the Commission.

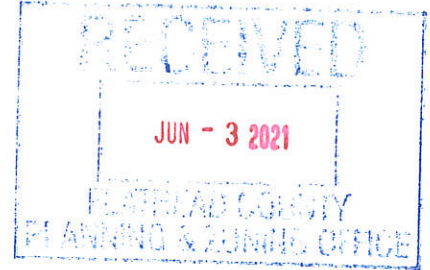
Thank you for the opportunity to comment.

Will Hammerquist

Mark Mussman

From: Mary Fisher
Sent: Thursday, June 3, 2021 7:33 AM
To: Mark Mussman
Subject: FW: Oppose the Revised North Fork Zoning Regulations

From: DePaul Automotive <depaulautomotive@gmail.com>
Sent: Wednesday, June 2, 2021 10:32 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Oppose the Revised North Fork Zoning Regulations

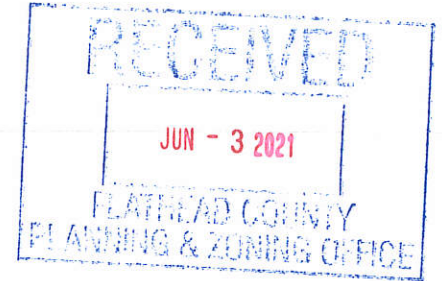


I oppose the Revised North Fork Zoning Regulations.
I don't understand how certain people can get together and propose what they think the North Fork should be. People like this have a one sided thought who cannot look at the whole picture or look at other people's opinions. The North Fork is the last place we need a bunch of big city covenant bull shit.
Randall DePaul
320 Moose Creek Rd.
Polebridge.

Mark Mussman

From: Mary Fisher
Sent: Thursday, June 3, 2021 7:33 AM
To: Mark Mussman
Subject: FW: Oppose the Revised North Fork Zoning Regulations

From: Randy Penny DePaul <mtgang93@hotmail.com>
Sent: Wednesday, June 2, 2021 10:29 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Oppose the Revised North Fork Zoning Regulations



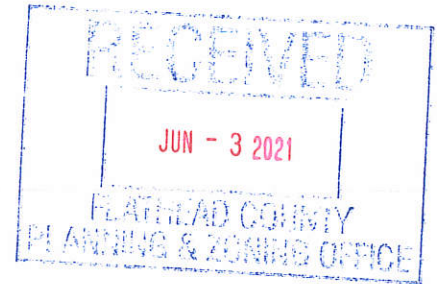
I am writing to submit my opposition to the Revised North Fork Zoning Regulations. We purchased property in the North Fork in 2007 to escape the city from time to time. To my knowledge we have not been provided a copy of this "covenant" type of document. It is my private property it is no ones business what I do there. I do nothing but enjoy my little piece of property. For example, to dictate what light I can have on outside is ludicrous. The noise issue is also beyond reasonable. Everyone runs generators some are very obnoxious and run for hours on end but yet they are targeting other noise that is only occasional or short occurrence. Most of all of the "conditional" uses are included to benefit what the long time residents want for their own convenience not what all landowners are in favor of. To live on a regular basis or partial residency is by choice in the North Fork which is off the grid. Many are striving to bring all the comforts of city life to the North Fork for their convenience but yet still want the pristine nature setting. They can't have it both ways.

Again, I oppose the Revised NF Zoning Regulations. It is one sided.

Penny DePaul
320 Moose Cr. Rd.
Polebridge, MT

Mark Mussman

From: Mary Fisher
Sent: Thursday, June 3, 2021 7:31 AM
To: Mark Mussman
Subject: FW: Land use Polebridge



From: J O'Hara <northernlightsloghomes@yahoo.com>
Sent: Wednesday, June 2, 2021 5:41 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Land use Polebridge

We are acquainted with the proposed Text Amendments, and support the Revised North Fork Zoning Regulations as proposed by the (LUAC) Land Use Advisory Committee.

John and Joyce O'Hara
1661 Paradise Ridge Trail
Polebridge MT. 59928

Mark Mussman

From: Mary Fisher
Sent: Thursday, June 3, 2021 7:31 AM
To: Mark Mussman
Subject: FW: North Fork text amendment, approve



-----Original Message-----

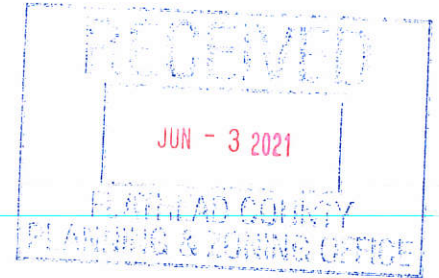
From: Dick Leigh <dickleigh30@hotmail.com>
Sent: Wednesday, June 2, 2021 5:04 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: North Fork text amendment, approve

I have read and reviewed the the Proposed text amendments form he North Fork and approve of them Please do the same

Dick Leigh(full time resident)
15920 North Fork Rd
Polebridge Mt 59928

Mark Mussman

From: Mary Fisher
Sent: Wednesday, June 2, 2021 4:23 PM
To: Mark Mussman
Subject: FW: Zoning regulations.

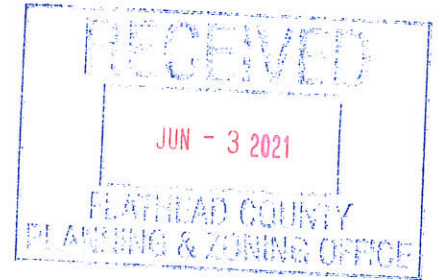


From: Gary Moris <gemoris@hotmail.com>
Sent: Wednesday, June 2, 2021 4:18 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Zoning regulations.

Im sending this email in support of the revised North Fork zoning regulations proposed by the LUAC.
Gary E Moris. 587 Trail Creek Road Polebridge Mt 59928

Mark Mussman

From: Mary Fisher
Sent: Wednesday, June 2, 2021 3:45 PM
To: Mark Mussman
Subject: FW: Support for North Fork zoning text amendment



-----Original Message-----

From: Betsy Holbrook <erh@erhconsulting.com>
Sent: Wednesday, June 2, 2021 3:45 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Support for North Fork zoning text amendment

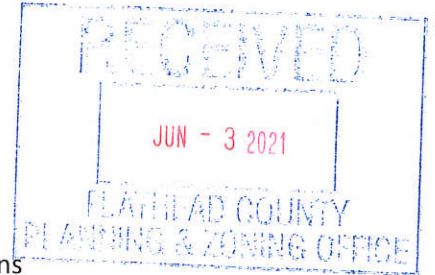
I have lived up to North Fork for nearly 30 years and strongly support the text amendment to the North Fork zoning regulations. These clarifications and updates to a 23 year-old document are badly needed Thank you Elizabeth Holbrook
13455 North Fork Rd
Polebridge

Sent from my iPhone

Mark Mussman

From: Mary Fisher
Sent: Wednesday, June 2, 2021 3:02 PM
To: Mark Mussman
Subject: FW: Text Amendments to North Fork of the Flathead River Valley Zoning Regulations

From: Suzanne Hildner <sdhildner@icloud.com>
Sent: Wednesday, June 2, 2021 2:35 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Cc: Randy Kenyon <kenyonnorthfork@gmail.com>
Subject: Text Amendments to North Fork of the Flathead River Valley Zoning Regulations



Dear Flathead County Planning Board:

I am writing IN SUPPORT of the proposed text amendment which the NFLUAC has submitted as an update to the North Fork Zoning Regulations. I have been a part-time resident of the North Fork for over 25 years. During this period the North Fork experienced initially steady growth but more recently has seen more exponential growth. This growth threatens the unique character of the the North Fork that the community and indeed, the entire Flathead Valley cherish as an area of unsurpassed biodiversity and recreational value.

I have participated continuously in a variety of community organizations including the establishment of the neighborhood plan and prior zoning regulations. The residents in the North Fork have several defining characteristics; a wide spectrum of political beliefs, a strong spirit of community despite these differences, and fierce independence coupled with the recognition that helping one another is part of successfully living in a remote location. It is noteworthy that the present text amendment, like prior collaborative zoning efforts in the community, represent a broad consensus of the majority of residents. The commendable efforts of the NFLUAC to consider commentary from all residents was broad based, and included remote meetings for those unable to participate in person.

There is no place on the North Fork for disregard of the character of the valley and the quality of life found in it. Unfortunately, there have been efforts to blatantly ignore these values in direct violation of existing County regulations. There is also an unprecedented increase in recreational pressure on the North Fork threatening its ecological health. The community, who are also stewards of this unique valley, have come together with a Text Amendment to the North Fork Zoning Regulations that seeks to aid in this stewardship. I whole heartedly support the Text Amendment. Please vote in support of this community driven update of the North Fork Zoning Regulations.

Thank you for your consideration and your community service,

Dr. Suzanne Daniell Hildner, M.D.
350 Moose Creek Rd
Polebridge, MT 59928

(406)253-3263

Mark Mussman

From: Mary Fisher
Sent: Wednesday, June 2, 2021 2:34 PM
To: Mark Mussman
Subject: FW: North Fork



From: Linda Durado <lledurado@gmail.com>
Sent: Wednesday, June 2, 2021 2:29 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: North Fork

I Linda Durado a property owner on record at 9385 North Fork Rd Polebridge MT. I am acquainted with the proposed Text Amendments, and support the Revised North Fork Zoning Regulations as proposed by the (LUAC) Land Use Advisory Committee
Thank You Linda Durado

Mark Mussman

From: Mary Fisher
Sent: Wednesday, June 2, 2021 2:23 PM
To: Mark Mussman
Subject: FW: North Fork text amendment

-----Original Message-----

From: Karin Colby <shumanituista@yahoo.com>
Sent: Wednesday, June 2, 2021 2:19 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: North Fork text amendment



Re: text amendment North Fork Zoning

I whole heartedly agree with the text amendments that are proposed by the North Fork Land Use Advisory Committee. I truly appreciate the effort that has been put into working on these definitions and performance standards. I have only one thought about an additional performance standard and that is an occupancy limit on each unit of rental accommodation. Such as 4 adults plus children.
Thank you for your consideration in this matter. I urge the planning board to pass these amendments.

Thank you
Karin Colby
1182 Numa Peak Lane
Polebridge Mt

Sent from my iPhone

Mark Mussman

From: Mary Fisher
Sent: Wednesday, June 2, 2021 2:14 PM
To: Mark Mussman
Subject: FW: NFLA / County Planning Board

From: Tim Carlburg <carlburgpottery@gmail.com>
Sent: Wednesday, June 2, 2021 2:11 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: NFLA / County Planning Board



To Whom It May Concern,

We support the Revised North Fork Zoning Regulations as proposed by the (LUAC) Land Use Advisory Committee.

Sincerely,

Tim & Leah Carlburg
155 Kintla Ranch Rd
North Fork

Mark Mussman

From: Mary Fisher
Sent: Wednesday, June 2, 2021 2:14 PM
To: Mark Mussman
Subject: FW: North Fork Zoning Regulations

From: KARY MCDONOUGH <karymcd@msn.com>
Sent: Wednesday, June 2, 2021 2:07 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: North Fork Zoning Regulations



Committee,

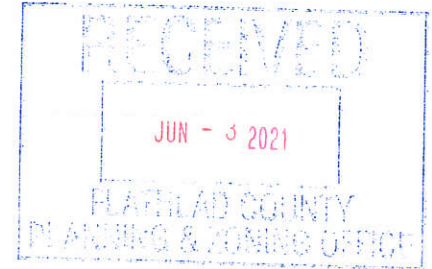
I am acquainted with the proposed Text Amendments, and support the Revised North Fork Zoning Regulations as proposed by the (LUAC) Land Use Advisory Committee.

Kary McDonough
17280 North Fork Road
Polebrige MT 59928

Mark Mussman

From: Mary Fisher
Sent: Wednesday, June 2, 2021 1:34 PM
To: Mark Mussman
Subject: FW: Comments on Revised North Fork Zoning Regulations

From: mnerdig@a2z-engineering.com <mnerdig@a2z-engineering.com>
Sent: Wednesday, June 2, 2021 1:33 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Comments on Revised North Fork Zoning Regulations



Planning Board and County Commissioners,

I would like to provide a comment in support of the revised north fork zoning regulations as proposed by NF LUAC. The regulations help to clarify the existing zoning regulations and have been developed in coordination with the property owners and I support their positive recommendations by the planning board and adoption by the commissioners.

Thanks

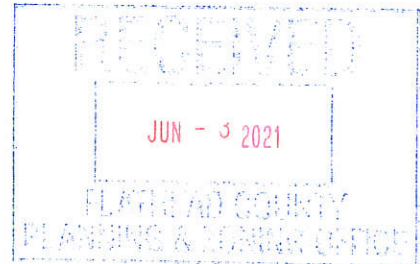
Matt Nerdig, PE
Project Engineer
A2Z Engineering
(406) 249-1385 **Cell**
(406) 755-7888 **Office**

Mark Mussman

From: Mary Fisher
Sent: Wednesday, June 2, 2021 1:14 PM
To: Mark Mussman
Subject: FW: North Fork LUAC

-----Original Message-----

From: Paul Fontaine <fontaine.paul@yahoo.com>
Sent: Wednesday, June 2, 2021 1:13 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Cc: Randy Kenyon <kenyonnorthfork@gmail.com>
Subject: North Fork LUAC



To: Planning Zoning Dept

I wanted to let you know that my wife and I have read and fully support the proposed Text Amendments and the Revised North Fork Zoning Regulations as proposed by the (LUAC) Land Use Advisory Committee.

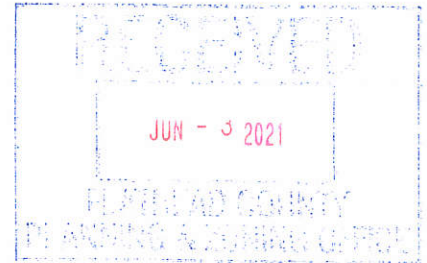
Paul and Annamarie Fontaine
804 Deep Woods Trail
Polebridge MT 59928

Sent from my iPad

Mark Mussman

From: Mary Fisher
Sent: Wednesday, June 2, 2021 1:10 PM
To: Mark Mussman
Subject: FW: North Fork Land Use Regulation Text Amendment

From: kenna@ecometrixsolutions.com <kenna@ecometrixsolutions.com>
Sent: Wednesday, June 2, 2021 1:09 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: North Fork Land Use Regulation Text Amendment



Dear Mr. Mussman,

As a 30-year land owner, full time resident, and owner of a small business located in the North Fork, I would like to express my complete support for the proposed 2021 text amendment submitted by the NF LUAC. The North Fork offers unique resources and opportunities that need to be managed with an eye toward the value they can provide for future generations of Montanans. I believe the proposed text amendment respects the rights of private property owners and supports our local businesses, while still helping to slow the pace of natural resource degradation in the North Fork. It is my hope that the proposed regulations can help our community achieve that balance, while protecting the outstanding natural values that make the North Fork such a treasure for all of Flathead County and Montana. Thank you for your consideration of these matters.

Regards,
Michelle Halsey
14815 North Fork Road
Polebridge, MT 59928

Michelle (Kenna) Halsey
Principal, ESG
kenna@ecometrixsolutions.com
Mobile/Whatsapp: +1.503.432.1797
Skype: kennahalsey; +1.406.662.0062

Mark Mussman

From: Mary Fisher
Sent: Wednesday, June 2, 2021 9:37 AM
To: Mark Mussman
Subject: FW: North Fork Text Amendment Comments



From: Jim Rittenburg <Jim.Rittenburg@icoptix.com>
Sent: Wednesday, June 2, 2021 9:34 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Cc: Lorna Rittenburg <lornaritt@aol.com>
Subject: North Fork Text Amendment Comments

Dear Planning and Zoning Office,

As North Fork landowners and year round residents, we are writing to convey our support for the proposed Text Amendment to the North Fork Zoning Regulations. The current NF zoning regulations have not been updated since they were first implemented in 1998 even though the Neighborhood Plan was updated in 2008. The proposed Text Amendment clarifies ambiguities in the original zoning regulations and will reduce confusion and mis-interpretations of the NF Zoning regulations, and most importantly will align the zoning regulations with the current Neighborhood Plan. This is particularly important considering the recent explosion of real estate transactions and tourism in the NF Zoning district. The NF is a unique wild and scenic area within Flathead county and the adoption of the proposed Text Amendment will play a big role in maintaining the wild and scenic nature of the NF zoning district as tourism and development pressures continue to increase.

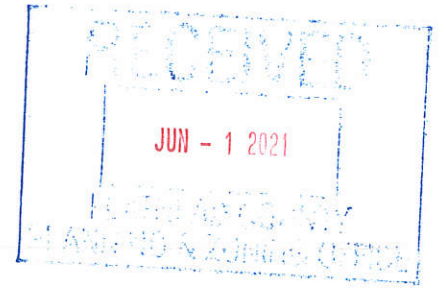
Thank you for your consideration.

Sincerely,
Jim and Lorna Rittenburg

Jim and Lorna Rittenburg
1276 Long Bow Trail
Polebridge, Mt. 59928
215 796 1592

Mark Mussman

From: Mary Fisher
Sent: Tuesday, June 1, 2021 7:33 AM
To: Mark Mussman
Subject: FW: Support for the Revised NF Zoning Regulations



From: joefran@bresnan.net <joefran@bresnan.net>
Sent: Monday, May 31, 2021 8:25 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>; 'kenyonnorthfork@gmail.com' <kenyonnorthfork@gmail.com>; 'nflatreasurer@gmail.com' <nflatreasurer@gmail.com>
Subject: Support for the Revised NF Zoning Regulations

Dear Board Members:

I have been a North Fork resident over twenty years.

I am writing this email because my wife and I are traveling out of state and unable to attend this important meeting on June 9th, 2021.

We have read the revised document and wish to state our complete agreement for the revised version.

I (we) wish to officially express our support for the Revised North Fork Zoning Regulations as proposed by the (LUAC) Land Use Advisory Committee.

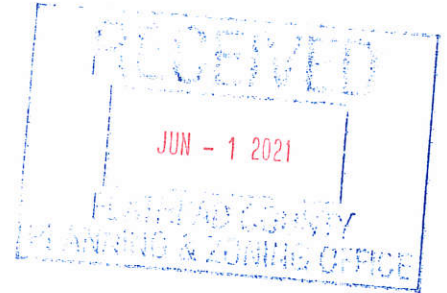
Respectfully Submitted,
Joe and Linda Franchini
16465 North Fork Rd
Polebridge MT 59928

Mark Mussman

From: Mary Fisher
Sent: Tuesday, June 1, 2021 7:33 AM
To: Mark Mussman
Subject: FW: Support for North Fork text amendment from 30 year resident

-----Original Message-----

From: thomas santacruz <tcrossjr@hotmail.com>
Sent: Monday, May 31, 2021 8:00 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Support for North Fork text amendment from 30 year resident



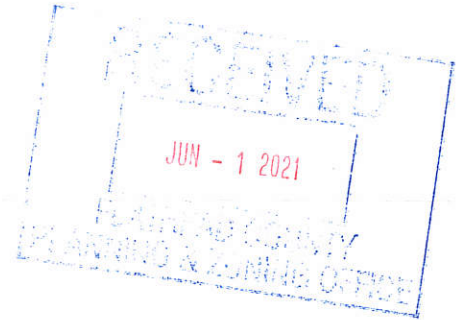
I support the changes proposed in the text amendment to the North Fork Zoning Regulations. It was important to add and clarify definitions since these were largely absent in the original Regs; and to add performance standards which were absent altogether. These updates are badly needed to clear up confusion and ambiguity. Also, the committee did an amazing job of basing these changes on community input and keeping the community involved and updated throughout the process.

Tom Holycross
North Fork resident

Sent from my iPad

Mark Mussman

From: Mary Fisher
Sent: Tuesday, June 1, 2021 7:33 AM
To: Mark Mussman
Subject: FW: Support for North Fork Text Amendment



From: Lois Walker <lewalker@nvdi.net>
Sent: Sunday, May 30, 2021 10:01 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Support for North Fork Text Amendment

I would like to add my support to the zoning text amendment submitted by the North Fork Land Use Advisory Committee. This modification was long overdue. Drafting it entailed a tremendous amount of effort by the LUAC to solicit input from community and to thoughtfully consider all opinions. I heartily support the final product and encourage the county to facilitate its approval and adoption.

Lois E. Walker
11233 N. Fork Road
(full-time resident)

Mark Mussman

From: Mary Fisher
Sent: Tuesday, June 1, 2021 7:33 AM
To: Mark Mussman
Subject: FW: North Fork Zoning Amendment

-----Original Message-----

From: H S <goingtothesunmts@yahoo.com>
Sent: Saturday, May 29, 2021 3:38 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: North Fork Zoning Amendment



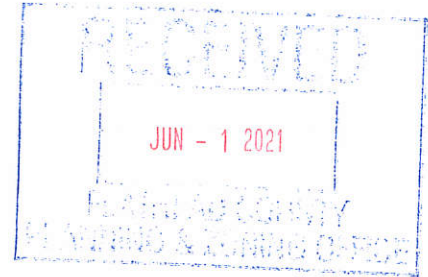
I am a property owner in the North Fork and have read the proposed text amendments to North Fork zoning. I am in complete agreement with them and I urge the Planning Board to approve them. With the pressure of increased demand for NF property, building and commercial development, this amendment is definitely needed to facilitate achievement of our Neighborhood Plan. Thank you.

Sent from my iPhone

Mark Mussman

From: Mary Fisher
Sent: Tuesday, June 1, 2021 7:32 AM
To: Mark Mussman
Subject: FW: North Fork text amendments

From: Elizabeth Ulrichsen <keulrichsen@sbcglobal.net>
Sent: Saturday, May 29, 2021 9:29 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: North Fork text amendments



Hi,

I would like to express my opinion in favor of the proposed North Fork text amendments.

Thank you in advance for supporting these changes so we can keep the North Fork as it is and the way we love it.

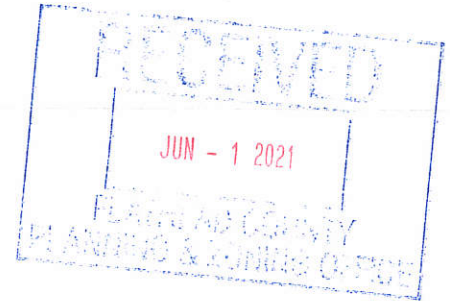
Thank you again,

Kevin and Beth Ulrichsen
711 Moose Creek Rd
Polebridge, MT 59928

Mark Mussman

From: Mary Fisher
Sent: Tuesday, June 1, 2021 7:32 AM
To: Mark Mussman
Subject: FW: North Fork LUAC
Attachments: 20210516_152104_resized.jpg; 20210516_152100_resized.jpg; 20210516_152342_resized.jpg

From: herrrogers <herrrogers@yahoo.com>
Sent: Saturday, May 29, 2021 9:18 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: North Fork LUAC



I support the revised changes in the document.

There has been much data gathering for this project via meetings and demonstrates landowner support.

We want to avoid circumstances as shown in the attached picture which I recently took on Hwy 2 between West Glacier and Essex.

Jim Rogers
9895 NF Rd
Polebridge 59928

Sent via the Samsung Galaxy S7 active, an AT&T 4G LTE smartphone